

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SCI VIRGINIA FUNERAL SERVICES, INC., SPA 83-L-100-04 Appl. under Sect(s). 3-403 and 8-200 of the Zoning Ordinance to amend SP 83-L-100 to permit site modifications, to allow the relocation of a mausoleum. Located at 6600 South Kings Hwy., Alexandria, VA 22306, on approx. 51.20 ac. of land zoned R-4. Lee District. Tax Map 92-2 ((1)) 23. (Admin. moved from 2/25/15 at appl. req.) Mr. Smith moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 22, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. The present zoning is R-4.
3. The area of the lot is 51.2 acres.
4. The staff recommended approval, and the Board adopts the rationale in the staff report.
5. There has been substantial landscaping around the mausoleum, and a sidewalk has been agreed along South Kings Highway.
6. A mausoleum is an expected part of this use, so it should not have any significant impact on surrounding property owners.
7. The applicant has read, understands, and concurs with the proposed development conditions.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the location indicated on the application, 6600 South Kings Highway (51.21 acres), and is not transferable to other land.
2. This special permit is granted only for the purposes, structures and/or uses indicated on the special permit plat titled, "Mount Comfort Cemetery, special

Permit Amendment," drawn by Brenda Y. Barger, P.E., of Christopher Consultants dated February 11, 2015, provided by the applicant, approved with this application, as qualified by these development conditions.

3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. Evergreen plantings, at least six (6) feet in height, shall be provided between the crematorium and mausoleums and adjacent neighborhoods, between the mausoleums and South Kings Highway and between the trailer and the adjacent neighborhood. The purpose of such plantings shall be to screen these use from view of the neighboring residences. The exact type and location of the planting shall be determined by the Director of DPWES. The existing vegetation along all lot lines shall be deemed to satisfy transitional screening and barrier requirements.
6. No additional barriers shall be required around the perimeter of the site.
7. Transitional screening requirements around the perimeter of the site shall be satisfied by existing vegetation.
8. The maintenance yard area and road leading to the crematorium shall be paved.
9. Any signs on the property shall be located in accordance with Article 12, Signs.
10. At the time of site plan review and prior to any ground disturbing activity on the site, limits and clearing and grading shall be shown on the site which ensures that existing vegetation which provides screening of the cemetery buildings from the adjacent single family neighborhoods is not disturbed. Such limits of clearing and grading shall be approved by DPWES. Any healthy vegetation deemed important for screening benefits that is damaged or destroyed during construction shall be replaced with an equivalent plant, subject to the review and approval of the Urban Forestry Branch. DPWES shall ensure that all steep slopes in the area of the proposed construction area stabilized.

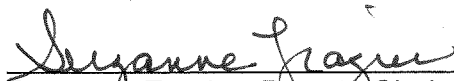
11. All parking for employees shall be provided within designated parking areas. All parking shall be on site.
12. The hours of operation shall be limited to 7:30 a.m. to 4:30 p.m., Monday through Saturday.
13. The height of the proposed mausoleums shall not exceed 22.3 feet.
14. The trailer shall remain on site a maximum of five (5) years from the date of the issuance of the Non-RUP.
15. The architectural elevations of the mausoleum shall be in general conformance with the elevations depicted in Attachment 1.
16. The applicant shall install a 5 foot wide sidewalk along the South Kings Highway frontage of the property in consultation with the Fairfax County Department of Transportation (FCDOT).

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Beard seconded the motion, which carried by a vote of 6-0. Mr. Hammack was absent from the meeting.

A Copy Teste:

  
Suzanne Frazier, Deputy Clerk  
Board of Zoning Appeals